

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 4

Property ID: R37667

Property Information

property address: 509 E 30TH ST
legal description: PHILLIPS, BLOCK 14, LOT 1-2 (PTS OF)
owner name/address: RYCHETSKY, RYAN J & SHARON L
509 E 30TH ST
BRYAN, TX 77803-7026
full business name: _____
land use category: SFR type of business: _____
current zoning: RD-5 occupancy status: OCCUPIED
lot area (square feet): 12159 frontage along Texas Avenue (feet): 115
lot depth (feet): 105 sq. footage of building: 3906
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

Improvements

of buildings: 1 building height (feet): 18 # of stories: 1
type of buildings (specify): MASONRY
building/site condition: 5
buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____
approximate construction date: 1960s accessible to the public: ☐ yes ☒ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☒ yes ☐ no (specify) DECK ON FRONT PORCH
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

N/A ☐ yes ☐ no ☐ dilapidated ☐ abandoned ☐ in-use
of signs: _____ type/material of sign: _____
overall condition (specify): _____
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: 3
lot type: ☐ asphalt ☒ concrete ☐ other _____
space sizes: _____ sufficient off-street parking for existing land use: ☐ yes ☐ no
overall condition: Good
end islands or bay dividers: ☐ yes ☐ no landscaped islands: ☐ yes ☐ no

Curb Cuts on Texas Avenue

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no

if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: _____

Outside Storage

☒ yes ☐ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☐ no

Other Comments: